

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That John M. Taylor, aka J.M. Taylor and Diane Taylor, as Tenants by the Entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kevin G. Palmer & Pamela M. Palmer, husband and wife, hereinafter called the grantee, does hereby grant, warrant, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the covenants, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 6 of SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 115,900.00

~~EXCEPT FOR THE ENCUMBRANCES SHOWN ON THE PLAT OF THE PROPERTY, THE GRANTOR WARRANTS THAT THE PROPERTY IS FREE FROM ALL OTHER ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, MORTGAGES, EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS, AND THAT THE GRANTOR HAS THE RIGHT TO CONVEY THE PROPERTY.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of March, 1995; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,  
County of Klamath, ss.  
March 7, 1995

Personally appeared the above named  
John M. Taylor and Diane Taylor

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/16/95



STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_,

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(SEAL)

John M. Taylor and Diane Taylor	
5300 S. Etna	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
Kevin G. Palmer & Pamela M. Palmer	
6727 Amber Avenue	
Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
Kevin G. Palmer & Pamela M. Palmer	
6727 Amber Avenue	
Klamath Falls, OR 97603	
NAME, ADDRESS, ZIP	
Kevin G. Palmer & Pamela M. Palmer	
6727 Amber Avenue	
Klamath Falls, OR 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of March, 1995, at 11:40 o'clock A M., and recorded in book M95 on page 5432 or as file/reel number 96015.

Record of Deeds of said county.

Witness my hand and seal of County affixed:

Bernetha G. Letsch, Co Clerk

FEE: \$30.00 By Lynette M. Leteg Recording Officer Deputy